

Justification Letter

(1830 Rosemere Ct.)

June 15, 2006

Mr. Nathan Goldberg

Planning & Development Dept.

City of Las Vegas

731 S. Fourth Street

Las Vegas, Nevada 89101-6918

The owner respectfully requests the south sideyard setback to be reduced from 10' to 5' in order to reorient the garage and add additional 2nd floor residential living area. The planned garage would vary from 5' to 7'-4" from the south property line. Other properties in the Rosemere Estates have established sideyard setbacks of less than 10'.

Respectfully



Kenneth J. Vogt

Owner Representative

360-5818

**VAR-15081
08/24/06 PC**